105 N LIBERTY ST

Port Angeles, WA 98362

Owner/User Car Wash Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

Point Of Contact

Matthew Schmidt
Senior Associate
(602) 609-3523
matthew.schmidt@matthews.com
License No. SA711979000 (AZ)

Simon Assaf
Senior Vice President & Director
(949) 873-0275
simon.assaf@matthews.com
License No. BR663663000 (AZ)

Brian Brockman
Broker of Record
License #: 27380
Bang Realty, Inc.
bor@bangrealty.com
513-898-1551

MATTHEWS™

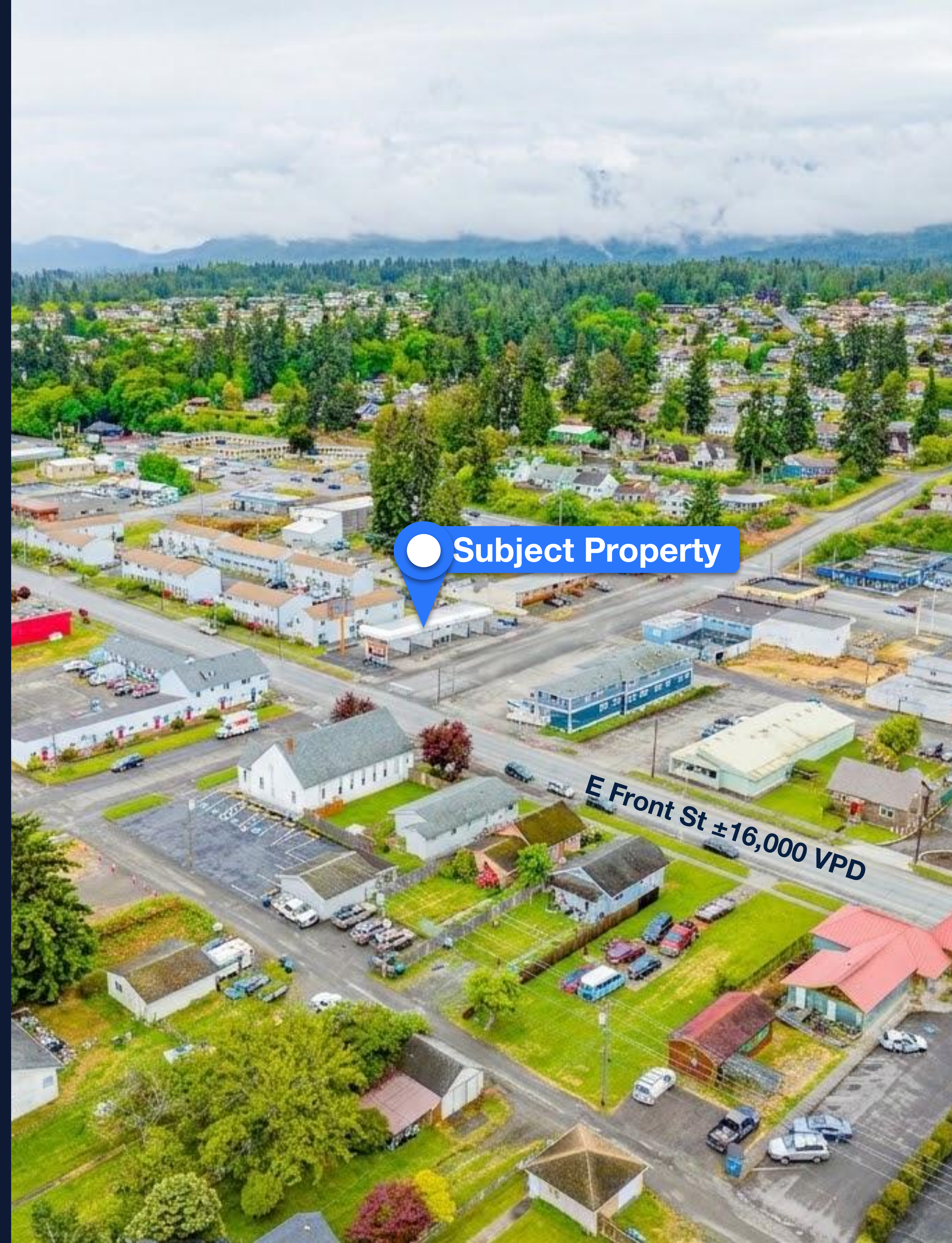


Table of Contents

04 Property Overview

06 Tenant Map

09 Market Overview

Property Overview

Wash-N-Go
105 N Liberty St Port Angeles, WA 98362

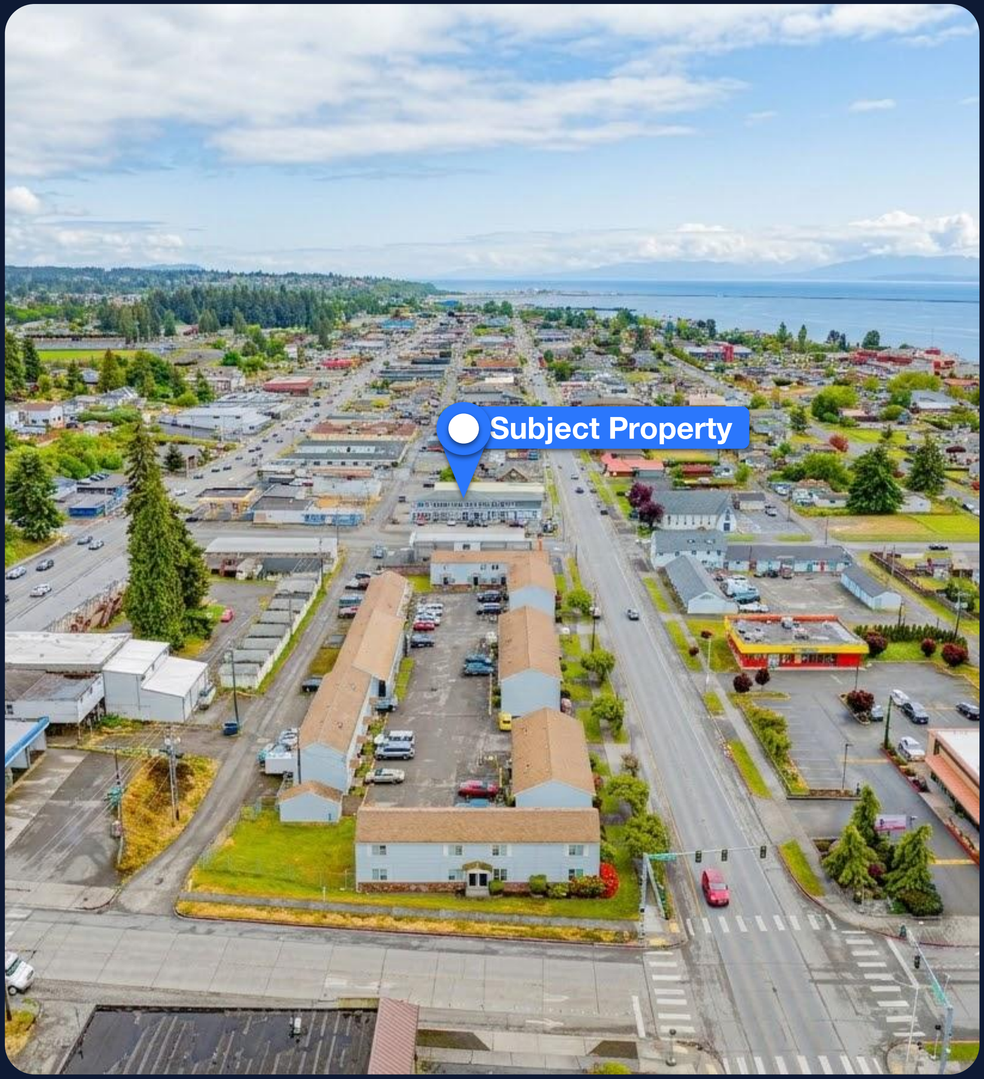
Investment Highlights

Property Highlights

- Rare Opportunity to Acquire a Four-Bay Self-Serve with Billboard Rent in Port Angeles, Washington, at Pricing Well Below Replacement Cost
- Absentee-Friendly Operating Model with Minimal Labor Requirements and Low Ongoing Staffing Costs
- Prominent Corner-Lot Location Offering Strong Visibility, Convenient Access, and Efficient Customer Circulation
- Existing Billboard Lease Generates Approximately $1,200 Per Month, or $14,400 Annually, in Recurring Passive Income
- Established Wash Revenue Averaging Approximately $800 Per Week, Providing In-Place Operational Cash Flow
- Multiple Income Streams from Car Wash Operations and Billboard Lease Revenue

S
CHEVROLET
SOUND
COMMUNITY BANK
Holiday Lodge
±53 Rooms
PIZZA
PAPA JOHN'S
Town Home Apartments
±38 Units
OLYMPIC
VETERINARY
CLINIC
NAPA
Subject Property
E 1st St ± 15,900 VPD
E Front St ± 16,000 VPD
Operation Uplift
Medical Treatment Center
Allure Academy of Cosmetology
School
N Liberty St
Domino's Pizza
SPARKET
YOUR CANNABIS MARKET

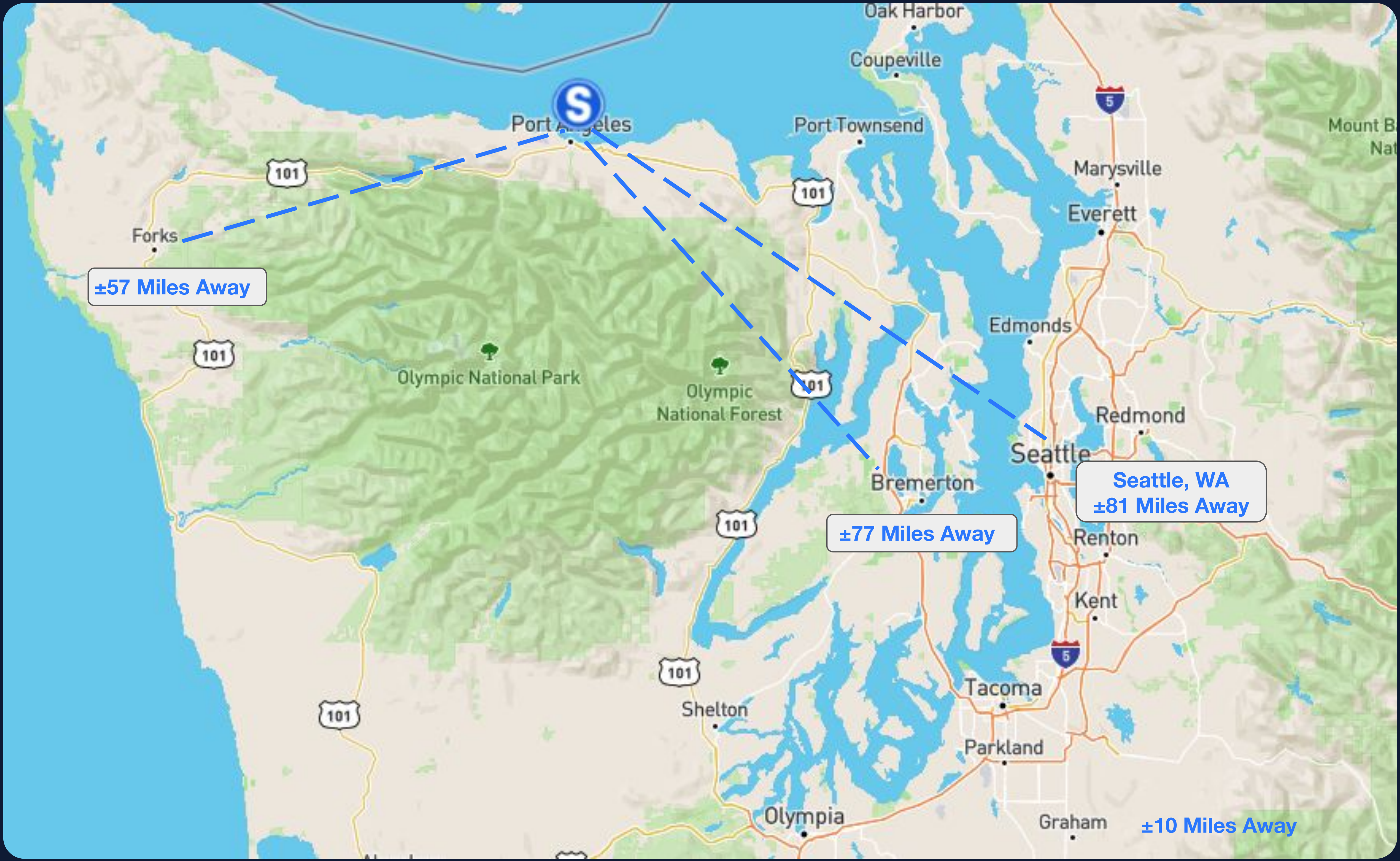
Property Photos



Site Aerial

Market Overview

Wash-N-Go
105 N Liberty St Port Angeles, WA 98362



PORT ANGELES , WA

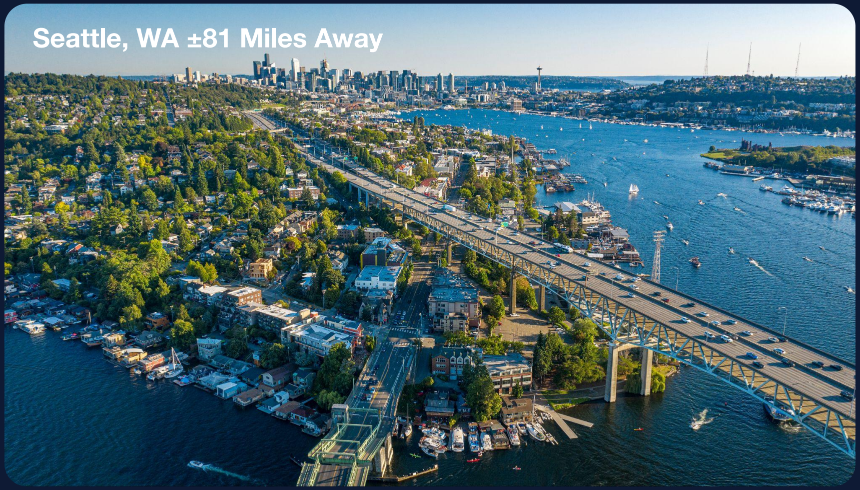
Market Demographics

20,100
Total Population

$61,600
Median HH Income

8,900
Employed Population

42
Median Age


Seattle, WA ±81 Miles Away

Local Market Overview

Positioned along the Strait of Juan de Fuca on Washington's Olympic Peninsula, Port Angeles serves as the region's primary commercial and service hub, supporting a broad trade area that extends throughout Clallam County. The city benefits from its strategic waterfront location, direct ferry access to British Columbia, and proximity to Olympic National Park, one of the Pacific Northwest's most visited natural attractions. Tourism, healthcare, retail services, government employment, and maritime industries provide a stable economic foundation, while continued investment in waterfront redevelopment and downtown improvements has enhanced commercial activity and consumer traffic throughout the city.

Port Angeles maintains a diverse year-round population supported by local residents, visitors, and regional employers. Household incomes continue to trend favorably for a tertiary market, while limited commercial development and geographic barriers to expansion help preserve existing retail demand. The city's role as the primary retail destination for the North Olympic Peninsula supports consistent consumer spending patterns and generates recurring traffic for service-oriented businesses.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,170	21,427	28,249
Current Year Estimate	5,191	21,422	28,093
2020 Census	5,313	21,865	28,341
Growth Current Year-Five-Year	-0.40%	0.02%	0.56%
Growth 2020-Current Year	-2.29%	-2.03%	-0.87%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,474	9,812	12,578
Growth Current Year-Five-Year	-2.29%	-2.12%	-1.58%
Growth 2020-Current Year	1.33%	1.47%	2.28%
Current Year Estimate	2,532	10,024	12,780
2020 Census	2,498	9,878	12,496
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$83,316	$91,721	$95,194

$1B+
Regional Economic Output

±80 Miles
Seattle, WA

100k+
Annual Passengers- William R. Fairchild International Airport

Economic Drivers

Regional Commercial and Tourism Hub of the Olympic Peninsula

Strategic waterfront location connecting Washington State, Canada, and Olympic National Park visitation corridors

Port Angeles anchors the economy of Clallam County through a combination of tourism, healthcare, government services, maritime industries, retail trade, and transportation infrastructure. The city serves as a gateway community for Olympic National Park and supports international connectivity through ferry service to Victoria, British Columbia. The Port of Port Angeles, Fairchild International Airport, marine terminals, and industrial waterfront assets provide critical infrastructure supporting trade, logistics, marine services, and business development throughout the North Olympic Peninsula.

MATTHEWS™

Exclusively Listed By

Point Of Contact

Matthew Schmidt
Senior Associate
(602) 609-3523
matthew.schmidt@matthews.com
License No. SA711979000 (AZ)

Simon Assaf
Senior Vice President & Director
(949) 873-0275
simon.assaf@matthews.com
License No. BR663663000 (AZ)

Brian Brockman
Broker of Record
License #: 27380
Bang Realty, Inc.
bor@bangrealty.com
513-898-1551

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **105 N LIBERTY ST, PORT ANGELES, WA, 98362** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.